



05-28-24 REVISION
CHANGE SIDEWALK

EXISTING SIDEWALK
ALONG FORESTER AVE
IN FRONT OF PROPERTY
TO BE REMOVED & REPLACED
TO THE VILLAGE OF WARWICK'S
STANDARDS & SPECIFICATIONS

05-28-24 REVISION
ADD PARKING SPACE
CHANGE CURB &
REMOVE SIDEWALK

TRIM OVER HANGING BRANCHES
WITHIN RIGHT OF WAY
FOR SIGHT DISTANCE

LANDSCAPING NOTE:
REFER TO SEPARATE PLANTING PLANS
PREPARED BY: LANDARCH STUDIOS, P.L.L.C.
FOR ALL PROPOSED LANDSCAPING & DETAILS

N/F
REINAUER
SEC. 208, BLK 2, LOT 1.1

N/F
WARWICK VALLEY BBA LI
SEC. 208, BLK 2, LOT 10

SITE PLAN
GRAPHIC SCALE



LEGEND

EXISTING PROPERTY LINE	---
EXISTING 10' CONTOUR LINE	---
EXISTING 2' CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STONEWALL	---
EXISTING FENCE	---
EXISTING OVER HEAD UTILITIES	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED CONC. CURB	---
BUILDING SETBACK LINE	---
EXISTING EASEMENT LINE	---

VILLAGE OF WARWICK COMPREHENSIVE PLAN

LAND USE	COMMERCIAL/RESIDENTIAL
ZONING DISTRICTS	LI
HISTORIC DISTRICT	NO
AQUIFERS	NO
RESERVOIRS	NO
FLOOD PLAINS	NO
WETLANDS	NO
SPECIAL PLACES	NO
UNDEVELOPED LANDS	NO

PARKING CALCULATIONS

MAXIMUM PARKING RECOMMENDED BY CODE:	
EATING & DRINKING ESTABLISHMENT	12 SPACES PER 1,000 S.F. OF GLA
GENERAL RETAIL	3.33 SPACES PER 1,000 S.F. OF GLA
ACCESSORY APARTMENT	1 SPACE PER DWELLING UNIT
4,050 S.F. EATING & DRINKING*	
(4,050 S.F. / 1,000 S.F.) x 12 = 49 SPACES	
5,250 S.F. RETAIL*	
(5,250 S.F. / 1,000 S.F.) x 3.33 = 18 SPACES	
8 - 1 BEDROOM APARTMENT	
1 SP. / DWELLING UNIT = 8 SPACES	
MAX. SPACES RECOMMENDED = 75 SPACES	
SPACES PROVIDED = 54 SPACES	
*EATING & DRINKING PEAK PARKING DEMANDS ARE EXPECTED TO OCCUR IN THE EVENING HOURS AND WEEKENDS. RETAIL PEAK PARKING DEMANDS ARE EXPECTED TO OCCUR DURING DAYTIME BUSINESS HOURS. THE RESULT IS SHARED PARKING BETWEEN USES DURING THEIR RESPECTIVE PEAK TIMES.	

LOCATION MAP SCALE: 1" = 100'

BULK REQUIREMENTS LI ZONE USE GROUP k***

	MIN. REQUIRED	PROPOSED
LOT AREA (SF)**	5,000	47,361±
LOT WIDTH (FT.)	50	202±
FRONT SETBACK (SF.)	11.5* (SEE NOTE 1)	14±
FRONT YARD (FT.)	N/A	N/A
SIDE SETBACK (FT.)	10	17±
TOTAL SIDE SETBACK (FT.)	10	52±
SIDE YARD (FT.)	10	10
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	N/A	N/A
REAR SETBACK (FT.)	10	159±
REAR YARD (FT.)	10	10±
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	N/A	N/A
STREET FRONTAGE (FT.)	50	474±
FLOOR AREA RATIO (F.A.R.)	N/A	N/A
LOT DEPTH (FT.)	50	250±
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	N/A	N/A
LOT AREA/ DWELLING UNIT (SF./UNIT)	N/A	N/A
BEDROOMS/ACRE OF LOT AREA	N/A	N/A
	MAX. ALLOWED	PROPOSED
DEVELOPMENT COVERAGE (%)**	100	<100
BUILDING COVERAGE (%)**	N/A	17±
BUILDING HEIGHT (FT.)	40	<40

*NOTE 1 - THE REQUIRED FRONT SETBACK NEED NOT BE GREATER THAN THE AVERAGE OF THE NEAREST NEIGHBORING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITHIN 150 FEET OF THE PROPOSED BUILDING.

NEIGHBORING LOTS

ADDRESS	TAX LOT	FRONT SETBACK
31 FORESTER AVE	208-2-7.22	5.5±
11 FORESTER AVE	208-1-9.1	11±
9 FORESTER AVE	208-1-10.1	18±

**NOTE 4 - LOT AREA SHALL BE DEFINED IN § 145-181 FOR COLUMNS 2, 15, 15A, 19 AND 20 PER LOCAL LAW #1 OF 2001.

***NOTE 6 - 100% DEVELOPMENT COVERAGE PERMITTED ONLY WHEN PROJECT INCORPORATES A "GREEN ROOF".

RECORD OWNER / APPLICANT

13 FORESTER LLC
P.O. BOX 600
WARWICK, NY 10990

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 208, BLK. 2, LOT 1.2.
- TOTAL AREA OF PARCEL: 47,361 S.F. PER SURVEY
- ENTIRE PARCEL IS LOCATED IN THE LI ZONING DISTRICT.
- BOUNDARY INFORMATION FROM MAP ENTITLED "SURVEY, SITE PLAN AND TOPOGRAPHY PREPARED FOR: WARWICK VALLEY 13 FORESTER, LLC" PREPARED BY: STEPHEN M. BRYK, PROFESSIONAL LAND SURVEYOR.
- PROPOSED BUILDING TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- ALL TREE CUTTING SHALL BE LIMITED TO BETWEEN NOVEMBER 1 THROUGH MARCH 31.
- CONSTRUCTION HOURS AT THE PROJECT SITE SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM ON WEEKDAYS AND 8:00 AM TO 7:00 PM ON WEEKENDS. THERE SHALL BE NO CONSTRUCTION ON SUNDAYS.
- THE EXISTING CHAIN LINK FENCE IS TO BE REMOVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION
OF THE PLANNING BOARD OF THE VILLAGE OF
WARWICK ON:

CHAIRMAN

DATE

VILLAGE ENGINEER

DATE

13 FORESTER, LLC

SEC. 208, BLK. 2, LOT 1.2
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

PROJECT TITLE

AMENDED SITE PLAN

DRAWING TITLE

Kirk Rother, P.E.
CONSULTING ENGINEER, PLLC

5 St. Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS
05-28-24	REV. SIDEWALK & CURBS PER CLIENT REQUEST
01-11-24	REV. WATER SERVICE CONNECTION
01-10-24	REV. SEWER LATERAL CONNECTION
10-10-23	REV. SIDEWALKS AND DETAILS
09-07-23	REV. SAN. SEWER LATERALS & FOOTING DRAIN
08-29-23	ADD SAN. SEWER LATERAL DESIGN
06-07-23	AMENDED SITE PLAN 2ND FLOOR USE
08-04-22	REV. PER CONDITIONS OF APPROVAL
05-24-22	REV. PER VILLAGE ENGINEER'S COMMENTS
04-25-22	INITIAL PREPARATION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED INVALID.

D.O.T. SHEET #	D.E.C. SHEET #	O.C.S.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
20142SP	20142.0	AS NOTED	